

18.100: INTRODUCTION LEGISLATIVE NOTES

The Introduction section contains three chapters: Introduction (18.110), Definitions (18.120), and Use Classifications (18.130).

Introduction (18.110) is the consolidation of three chapters in the existing code: Title (18.01), Purpose (18.02) and Effective Date (18.04). There have been no changes to these chapters other than to consolidate and re-format them.

In revising Definitions (18.120), the consulting team worked closely with the Planning staff to eliminate outdated terms, incorporate new terms, and generally clarify language to reduce confusion. Additional illustrations have also been added.

Use Classifications (18.130) is the chapter with the most extensive revisions. Currently, the development code has 53 use categories, including 30 commercial uses alone. In the new classification system, there are only 36 categories, a reduction of nearly one-third. This has been accomplished by consolidating several residential and commercial activities, respectively, which have common characteristics and, thus, similar impacts. At the same time, the industrial classifications have been significantly expanded (from two to seven categories) and an additional seven uses have been added to the "other" category, e.g., cemeteries, heliports, wireless telecommunication facilities. The latter are uses include those which do not fit neatly into the residential, institutional, commercial or industrial categories. The new classification system is used throughout the code including in the use tables for each zoning district and for vehicle and bicycle parking ratio requirements. The consulting team worked closely with the Planning staff to insure that the new system did not inadvertently create non-conforming uses in various zones.